

6/2 Niddrie Mains Road

Craigmillar, Edinburgh, EH16 4BG

mhdlaw



“Ground Floor Entrance Shared With 1 Other Flat”



Features

- Ground Floor Entrance Shared With 1 Other Flat
- Entrance Hall
- Living Room
- Dining Room
- Separate Kitchen
- Two Double Bedrooms
- Bright Bathroom
- Open Outlook To Arthur's Seat
- Gas Central Heating
- Double-Glazing
- Steps From Kitchen Down To Private Rear Garden
- Close To Shops And Amenities



DESCRIPTION

A spacious 2-bedroom first floor flat offering well-proportioned flexible accommodation. The property benefits from views of Arthur's Seat and a private rear garden. Now in need of full refurbishment.

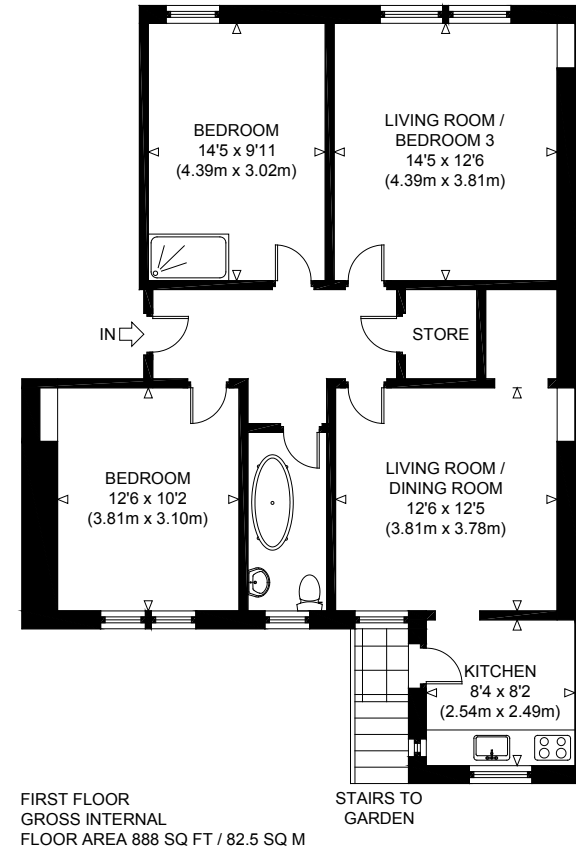
LOCATION

Situated on bustling Niddrie Mains Road, this first floor flat is ideally situated for access to all the local amenities of Craigmillar. There are a range of shops, takeaways and services in the immediate vicinity, with a Tesco Express, Lidl and Home Bargains just a short distance away. A little further afield the stores and facilities of Cameron Toll offer an even wider range. There are a library and medical centre close by, and Edinburgh Royal Infirmary is just over a mile away. Fort Kinnaird is also easily accessible and has an excellent range of shops, restaurants, gyms and a multiplex cinema. Regular buses stop on Niddrie Mains Road and give access to the city centre and routes beyond.

HOME REPORT VALUE – £160,000

COUNCIL TAX BAND C

All appliances in the property are sold as seen and no warranties will be given.



NIDDRIE MAINS ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 888 SQ FT / 82.5 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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By appointment, please call MHD Law on 0131 555 0616

All enquiries, note of interest and offers to be directed to the property department at:

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